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Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 02/06/2006 09:23 AM Pg: 1 of 5

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, )  
)  
Plaintiff, )  
vs. )  
)  
CHARLES T MUDD )  
)  
GITANO LLC )  
)  
Defendants. )

Docket Number:  
05M1696245

Issuing City Department

DEPT OF LAW

RECORDING OF FINDINGS, DECISION AND ORDER

1. The petitioner, **THE CITY OF CHICAGO**, a municipal corporation, by and through its attorney the Corporation Counsel, by and through special Assistant Corporation Counsel **Wexler & Wexler**, hereby files the attached and incorporated certified Findings, Decisions and Order entered by an Administrative Law Officer pursuant to an administrative hearing in the above captioned matter. This Certified copy is being recorded with the Cook County Recorder of Deeds as provided for by law.

2. Additional identification information (i.e. social security number, tax identification number, property index number, property legal description and common address or other) is as follows:

PIN#: 14-29-109-035-0000  
Address: 3040 N SOUTHPORT  
State: IL Zip: 60657

Owner Name: CHARLES T MUDD  
City: CHICAGO  
Other: SS# 14-29-109-035-0000

Wexler & Wexler  
Attorney for Plaintiff  
500 W Madison St  
Suite 2910  
Chicago, IL 60661  
(312) 474-1000  
Attorney No. 91761  
71799.1778

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**IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS**

<b>CITY OF CHICAGO</b> , a Municipal Corporation, Petitioner, )	Address of Violation:
v. )	5019-5021 N Ashland Avenue
Mudd, Charles )	Docket #: 05BS01010A
5019 N RACINE )	Issuing City
CHGO, IL 60614 )	Department: Buildings
and )	
Gitano Llc Sv: Lawrence M Mages )	
70 W MADISON ST )	
CHGO, IL 60602 )	
and )	
Gitano Llc )	
1333 N KINGBURY ST )	
CHGO, IL 60622 )	
Respondents. )	

**FINDINGS, DECISIONS & ORDER**

This matter coming for Hearing, notice given and the Administrative Body advised in the premises, having considered the motions, evidence and arguments presented, IT IS ORDERED: As to the count(s), this tribunal finds by a preponderance of the evidence and rules as follows:

<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
City non-suit	05NO05406	3	104035 Repair or replace defective window frame. (13-196-550 B, F)	\$0.00
		4	062034 Repair or replace coping. (13-196-530)	\$0.00
		5	071024 Repair defective stoop. (13-196-570)	\$0.00
		8	138106 Remove and stop nuisance. (7-28-060)	\$0.00
		13	010012 Enclose heating plant room by partitions, floor, and ceiling with at least 1 hour fire resistance. (15-8-220)	\$0.00
		14	197087 Install carbon monoxide detector within 40 feet of every sleeping room in residential structure. (13-64-190, 13-64-210) A carbon monoxide detector is needed whenever there is a heating appliance on the premises that burns fossil fuel such as gas, oil, or coal, or air that is circulated through a heat exchanger. Install according to manufacturer instructions. A hard wired model requires an	\$0.00

I hereby certify the foregoing to be a true and correct copy of an Order entered by an Administrative Law Officer of Chicago Department of Administrative Hearings.

*Maxine Moore* 1-31-06  
 Authorized clerk Date 1-31-06 mm

Above must bear an original signature to be accepted as a Certified Copy.

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**IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS**

<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
City non-suit	05NO05406		electrical wiring permit. In a single family residence, be sure the detector is on or below the lowest floor with a place to sleep. In a multiple dwelling residence heated by a boiler, install a detector in the same room as the boiler. Otherwise, each apartment follows single family guidelines. The owner is responsible for installation and written instructions, the tenant for testing, maintenance, and batteries.	
		15	010012 Enclose heating plant room by partitions, floor, and ceiling with at least 1 hour fire resistance. (15-8-220)	\$0.00
		16	011012 Provide self-closing, framed, 1 1/2 hour Class B fire door or other approved opening protective assemblies, for heating plant room. (15-8-230)	\$0.00
		17	141016 Stop noxious odors from permeating dwelling or premises. (7-29-060, 13-196-630)	\$0.00
		18	067014 Repair or replace defective roof. (13-196-530)	\$0.00
		19	015062 Remove obstruction from exit way that hampers travel and evacuation. (13-160-070, 13-196-080)	\$0.00
		20	138056 Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	\$0.00
		22	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$0.00
		24	061024 Submit 2 copies of structural engineering report prepared, signed, and sealed by licensed architect or registered structural engineer. (13-196-030)	\$0.00
Previously liable - No subsequent compliance with building code	05NO05406	1	015012 Equip exit door with door lock hardware so door opens without key from side of egress. (13-160-260)	\$200.00
		2	104025 Repair or replace defective window sash. (13-196-550 B)	\$200.00

05BS01010A

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**IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS**

<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Previously liable - No subsequent compliance with building code	05NO05406	6	065014 Repair or replace defective lintels. (13-196-530 E)	\$200.00
		7	065034 Replace defective window sills. (13-196-550)	\$300.00
		9	079014 Repair or rebuild defective members of garage or shed. (13-96-380, 13-96-250)	\$200.00
		10	102015 Place wall and ceiling surfaces in clean, smooth and tight condition. (13-196-540 D, E)	\$200.00
		11	104075 Repair or replace defective window frame to keep rain and wind out of dwelling. (13-196-550)	\$200.00
		12	197087 Install carbon monoxide detector within 40 feet of every sleeping room in residential structure. (13-64-190, 13-64-210) A carbon monoxide detector is needed whenever there is a heating appliance on the premises that burns fossil fuel such as gas, oil, or coal, or air that is circulated through a heat exchanger. Install according to manufacturer instructions. A hard wired model requires an electrical wiring permit. In a single family residence, be sure the detector is on or below the lowest floor with a place to sleep. In a multiple dwelling residence heated by a boiler, install a detector in the same room as the boiler. Otherwise, each apartment follows single family guidelines. The owner is responsible for installation and written instructions, the tenant for testing, maintenance, and batteries.	\$300.00
		21	004022 Enclose stairwell by partitions with at least 1 hour fire resistance. (13-196-290)	\$200.00
		23	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$500.00
		25	002011 Submit plans prepared, signed, and sealed by a licensed architect or registered structural engineer for approval and obtain	\$200.00

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**IN THE CITY OF CHICAGO, ILLINOIS  
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<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Previously liable - No subsequent compliance with building code	05NO05406		permit. (13-32-010, 13-32-040, 13-40-010, 13-40-020)	

**Sanction(s):**

8/12/05 Per hand written order entered by ALO Meyer

**Admin Costs:** \$50.00**JUDGMENT TOTAL:** \$2,750.00**Balance Due:** \$2,750.00

Respondent is ordered to come into immediate compliance with any/all outstanding Code violations.

Petitioner is granted leave to re-inspect the premises or business as it relates to the above found violation(s).

ENTERED: Frank Lombardo 49 Aug 12, 2005  
 Administrative Law Officer ALO# Date

**You may appeal this Order to the Circuit Court of Cook Co. (Daley Center 6th Fl.) within 35 days by filing a civil law suit and by paying the appropriate State mandated filing fees.**